

# Master Use Permit

Record Number: 3037857-LU

**Description of Work:** Land Use application to allow a 6-story, 68-unit apartment building with retail. Parking for 33 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3036407-EG.

**Application Name:** Fremont Apartments

**Status =** Application Completed

**Application Completed Date:** 04/26/2021

**Issued Date:**

**Expiration Date:** 01/31/2021

## Address Information

Address	Primary
106 NW 36TH ST SEATTLE, WA 98107	Y

## Dev Site Information

Dev Site	Primary
DV0023778	Y

## Contacts Information

Name	Address	Primary
Evette Yu	Evette Yu 600 108th Ave NE Bellevue, WA 98004	Y
Albert Sze	Albert Sze 1550 140th Ave NE, Suite 201 Bellevue, WA 98005	N
Lin Zhang Infinity Investment Group, LLC	Lin Zhang Infinity Investment Group, LLC 835 101st Ave SE Bellevue, WA 98004	N

## Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	03/23/2021
Plan Set - Land Use.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	03/23/2021
Plan Set - Land Use.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	03/24/2021
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	03/24/2021
Plan Set - Land Use.pdf	SDCI_INT_LAND USE/Design Review Application - Attachment 1	03/24/2021
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	03/24/2021
3037857-LU 3036407-EG EDG Report.pdf	SDCI_INT_LAND USE/Design Review meeting notes	03/25/2021
3037857-LU Statement of Financial Responsibility Form.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	03/25/2021
3037857-LU DR MAP.pdf	SDCI_INT_LAND USE/Notice Map	03/25/2021
3037857-LU Large Sign Map.pdf	SDCI_INT_LAND USE/Large Sign	03/25/2021
3037857-LU Large Sign Language.pdf	SDCI_INT_LAND USE/Large Sign	03/25/2021

## Application/Permit Information

### LAND USE STREET ELEMENTS

Number of Curb Cuts This Permit	1
Curb Cut Size and Location	existing alley ROW

### PARKING

# of Existing Onsite Parking	15
# of Existing Offsite Parking	0
# of Existing Accessible Parking	0
# of Proposed Onsite Parking	47
# of Proposed Offsite Parking	0
# of Proposed Accessible Parking	3
# of Existing Bicycle Parking Spots	0
# of Proposed Bicycle Parking Spots	66

### TRAO

Residential Unit Occupancy	No Residential Units on Property
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### GROUND DISTURBANCE

In ECA?	No
New and Replaced Hard Surface > 750 sq ft?	Yes
Disturbance Threshold	Yes
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Spread Footing

### PERMIT APPLICATION COMMON

Work Location	Entirety of site
Work in the Right of Way (street/alley) Required?	No
Property Type	Multifamily
Project Value	10000000
Building ID	none

### PERMIT TRACKING COMMON

Review Level	Full C
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Application Completed Date

04/26/2021

**SPECIAL PROGRAMS**

Opportunity Zone Funded Project

No

**MUP TYPE**

MUP Type	MUP Component	Component Detail	Approval Type	Component Description	Title
II	Design Review	Design Review	Decision	departures may be identified at review.	23

**REQUIRED DOCUMENTS**

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description	Grantor Name
HELD Approved Plan Set - Land Use	Ready for Issuance	1	No						
Plan Set - Land Use	Ready for Intake	1	No						
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No						

**HOUSING UNITS**

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
Apartment	0	0	69	0

**REQUIRED REVIEWS**

Review Type	IP Estimate	Waived	Assignment Notes	Cycle Added	Task
Addressing		No		1	Reviews
City Light		No		1	Reviews
ECA GeoTech		No		1	Reviews
Land Use	9	No		1	Reviews
Revegetation		No		1	Reviews
Zoning	10	No		1	Reviews
Housing		No		1	Reviews
Mandatory Housing Affordability		No		1	Reviews

**LAND USE NOTICES**

Notice Type	Status	Is Renotify?	Sign Type	300 ft Mailer?	Comments	Publication Date	End of Appeal Period	End of Comment Period	End of Extended Comment Period	Date of Meeting/Hearing	Time of Meeting/Hearing	Location of Meeting/Hearing	Notice Record Number
Application	Ready for Noticing	No	Large Sign and Placards		1 large on 1st Ave NW and placards on NW 36th St								
SDCI Director's Analysis and Decision	Pending	No	None										

**GIS ECA**

ECA Type
ECA1_STEEP SLOPE

**GIS OVERLAY DISTRICTS**

Layer	Value
Council District	6

Layer	Value
URBAN_VILLAGE	Yes, Fremont Hub Urban Village
FREQ_TRAN SIT_SRVC_C ORRIDOR	Yes
AIRPORT_H EIGHT_DIST RICT	Yes, (1523-1548 feet), (Outer Transition Surface)
MHA_ZONING	Yes, (NC2-55 (M))

## GIS ZONING

Zone
NC2-55 (M)

## Fee Information

Fee Description	Fee Amount	Fee Balance
Design Review - Minimum	\$7,880.00	\$0.00
ECA GeoTech Review - Minimum	\$115.50	\$0.00
Intake Appointment for Land Use Reviews	\$231.00	\$0.00
Notice - Mailed	\$231.00	\$0.00
Notice - Posting	\$143.10	\$0.00
Notice – City News Decision Publication	\$224.90	\$0.00
Notice – LUIB	\$231.00	\$0.00
Notice – LUIB (Decision)	\$231.00	\$0.00
Notice – LUIB (REC)	\$231.00	\$0.00
Notice – Posting (REC)	\$143.10	\$0.00
Notice – Public Meeting Room Rental (REC)	\$144.20	\$0.00

## Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Land Use Intake Appointment	03/24/2021	03/24/2021	Not Approved	* Unassigned
Land Use Intake Appointment	03/25/2021		Scheduled	
Large Sign Confirmation	04/27/2021		Scheduled	

## Related Records

Record Number	Record Type	Status
3037857-LU-004	Update Contacts	Completed
3037857-LU-005	Update Contacts	Initiated
21TMP-120244	Update Contacts	
3037857-LU-001	Application Intake	Completed
3037857-LU-002	Application Intake	Completed
3037857-LU-003	Developer Contributions	Initiated
001228-20PA	Building & Land Use Pre-Application	Additional Info Requested